



WODELAND AVENUE

GUILDFORD • SURREY

WODELAND AVENUE, GUILDFORD, SURREY, GU2 4JZ

Beautifully characteristic from the outside and surprisingly spacious within, the house successfully balances the elegance and individuality of its Edwardian origins with the flexibility required of a modern family home.

A handsome detached Edwardian home occupying a highly sought-after position in Wodeland Avenue, combining the generous proportions and architectural character of the period with versatile accommodation arranged over four floors. The house retains a wealth of original detail, with its striking red-brick façade, decorative gables, leaded windows, high ceilings, fireplaces and exposed timber floors all contributing to a home of considerable character.

On the principal ground floor, an attractive front sitting room is complemented by a second sitting room to the rear, while the kitchen/dining room sits at the heart of the house, creating a wonderfully sociable arrangement for everyday family life. The kitchen is fitted with an extensive range of painted cabinetry, timber work surfaces and a distinctive tiled splashback, with the open-plan connection between the rooms allowing plenty of natural light through the house.

The lower ground floor considerably increases the versatility of the property. A generous family room opens directly onto the garden, while an additional bedroom and substantial storage space provide excellent options for teenagers, guests, working from home or simply additional family accommodation.

On the first floor are three further bedrooms, with the particularly impressive principal bedroom enjoying its own ensuite, alongside the family bathroom. Above, a sizeable loft room provides yet more useful and adaptable space and could work equally well as a study, hobby room or occasional bedroom.



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ACCOMMODATION & SPECIFICATION

- *Four bedrooms * Two ensuite bathrooms * Three Reception Rooms *
- * Catchment to excellent local schools * Easy reach to Guildford Station *
- * Pretty garden with Summerhouse and Sauna *
- *Edwardian features *









LOCATION

Wodeland Avenue is one of Guildford's most convenient and established residential roads, particularly appealing to those wanting to combine a character home with easy access to the town centre and station. Guildford mainline station is approximately half a mile away, placing its fast and frequent services to London Waterloo within an easy walk, while the High Street, restaurants, shops and amenities of the town centre are similarly accessible.

The location is also exceptionally well placed for Guildford's highly regarded schools, including Guildford County School and the Royal Grammar School, together with Guildford High School, Tormead and St Catherine's. This combination of excellent schooling, easy access to the station and proximity to the town centre makes Wodeland Avenue an especially attractive setting for family life.

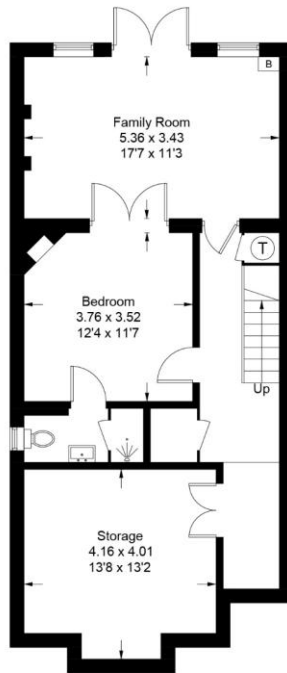




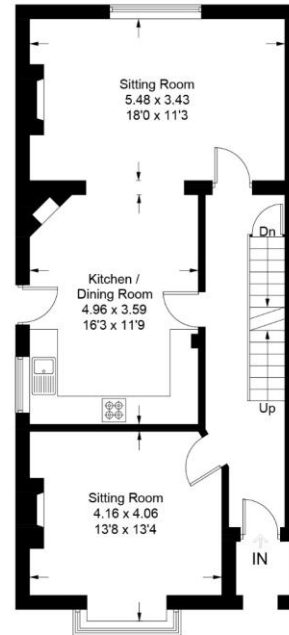


 = Reduced headroom below 1.5m / 5'0

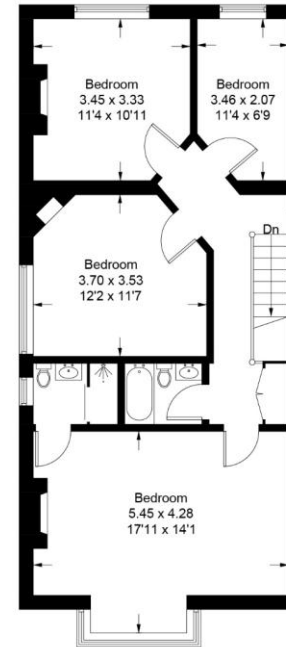
Approximate Gross Internal Area = 219.7 sq m / 2365 sq ft
(Including Loft Room)
Summer House = 12.2 sq m / 131 sq ft
Total = 231.9 sq m / 2496 sq ft



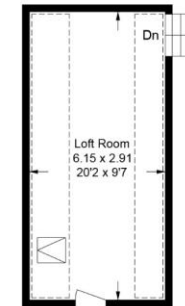
Lower Ground Floor



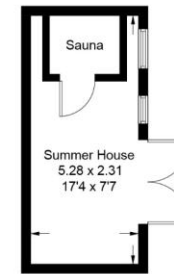
Ground Floor



First Floor



Loft Room



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1331742)

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